

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, MI 4660

SPECIAL MEETING OF AUGUST 13, 1996

There will be a special meeting of the Manistee City Planning Commission to be held on Tuesday, August 13, 1996 at 1:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee Michigan.

AGENDA

- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
 - A. Public Hearing:
 - 1. Zoning Amendment - Choices
 - 2.
- III. Business Session:
 - A. Approval of Minutes from Last Meeting (8/1/96)
 - B. Unfinished Business:
 - 1.
 - 2.
 - C. New Business:
 - 1. Zoning Amendment Choices
 - 2.
- IV. Adjournment

cc: Planning Commission Members
City Council
R. Ben Bifoss, City Manager
Jon Rose, City Code Administrator
Kurt Schindler, County Planner
Manistee News Advocate
WMTE Radio
WXYQ Radio
Jeff Mikula, Abonmarche
Dale Picardat, Community Development Officer
Julie Beardslee, City Assessor

CITY OF MANISTEE

Michigan

8-15-94
COUNCIL GOVERNMENT
CITY MANAGER PLAN

P.O. BOX 358
MANISTEE, MICHIGAN 49660

PETITION FOR ZONING AMENDMENT

TO: MANISTEE CITY COUNCIL
MANISTEE CITY PLANNING COMMISSION

BY: CHOICES of Manistee County, Inc

NAME OF PETITIONER

P.O. Box 604

ADDRESS OF PETITIONER

Manistee, MI 49660

CITY, STATE, ZIP CODE

(H) (W) (616) 723-6597

TELEPHONE NUMBERS - HOME & WORK

FOR OFFICE USE ONLY

CASE NO. _____

DATE RECEIVED _____

TAX PARCEL NO. _____

FEE RECEIVED (AMOUNT & DATE) _____

RECEIPT NO. _____

HEARING DATE _____

PLANNING COMMISSION ACTION AND DATE _____

CITY COUNCIL ACTION _____

DATE _____

PLEASE NOTE: ALL QUESTIONS MUST BE ANSWERED COMPLETELY. IF ADDITIONAL SPACE IS NEEDED, NUMBER AND ATTACH ADDITIONAL SHEETS.

I. ACTION REQUESTED

I (WE), THE UNDERSIGNED TO HEREBY REQUEST THAT THE CITY OF MANISTEE APPROVE THE FOLLOWING PETITION FOR ZONING AMENDMENT:

A. TEXT AMENDMENT: AMEND ARTICLE _____ SECTION _____ TO (DELETE, SUPPLEMENT OR CLARIFY) THE MANISTEE CITY ZONING ORDINANCE BY MAKING THE FOLLOWING CHANGE(S):
(ATTACH ADDITIONAL SHEETS IF NECESSARY - STATE PROPOSED ORDINANCE LANGUAGE) _____

B. REZONE FROM R-4 TO C-1 THE PROPERTY(S) DESCRIBED IN "PROPERTY INFORMATION" (BELOW), FOR THE FOLLOWING PURPOSE: (STATE PROPOSED USE OF THE LAND) Construction of a residential emergency shelter home to include administrative office space in a portion of the basement.

A PREVIOUS APPLICATION FOR A VARIANCE, SPECIAL USE PERMIT OR REZONING ON THIS LAND (HAS) / HAS NOT) BEEN MADE WITH RESPECT TO THESE PREMISES IN THE LAST 2 YEARS. IF A PREVIOUS APPEAL, REZONING OR SPECIAL USE PERMIT WAS MADE, STATE THE DATE, NATURE OF ACTION REQUESTED AND THE DECISION: (DATE) April 22, 1994
(ACTION REQUESTED) Rezone C-1 to R-4
(DECISION) ☒ APPROVED ☐ DENIED

(CONTINUED)

PETITION FOR ZONING AMENDMENT

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II. PROPERTY INFORMATION

- A. LEGAL DESCRIPTION OF PROPERTY(S) PROPOSED TO BE REZONED:
Ransdell & Benedicts Addition, Lot 1 & E 1/2 Lot 4, Block F, West side of Cypress
between 9th and 10th Streets
- TAX ROLL PARCEL DATE PROCESS NUMBER: 51-51-670-711-01
- ADDRESS OF PROPERTY: West side of Cypress Street between 9th and 10th Streets
- B. LIST ALL DEED RESTRICTIONS (ATTACH ADDITIONAL SHEETS IF NECESSARY)
None
- C. NAMES AND ADDRESSES OF ALL OTHER PERSONS, FIRMS OR CORPORATIONS HAVING A LEGAL OR EQUITABLE INTEREST IN THE LAND.
CHOICES of Manistee County, Inc. P.O. Box 604, Manistee, MI 49660 is in the process of purchasing
property from owner Rebecca Ann Day, 363 10th Street, Manistee, MI 49660.
Northwestern Savings Bank and Trust, 325 1st Street, Manistee, MI 49660 will assist CHOICES with
financial backing.
- D. THIS AREA IS ☐ UNPLATTED, ☒ PLATTED, ☐ WILL BE PLATTED.
 IF PLATTED, NAME OF PLAT Ransdell & Benedicts Addition
- E. ATTACH A SITE PLAN DRAWN TO THE SCALE OF ONE (1) INCH EQUALS TEN (10) FEET, SHOWING ALL EXISTING STRUCTURES ON THE PROPERTY, ALL PROPOSED STRUCTURES AND MARKING THOSE STRUCTURES THAT WILL BE REMOVED OR RAZED. ALSO, THE GENERAL SHAPE, SIZE AND LOCATION OF ALL EXISTING STRUCTURES WITHIN 100 FEET OF THE PROPERTY ALONG WITH THEIR USES SHALL BE DEPICTED ON THE SITE PLAN, ALONG WITH ALL ABUTTING ROADS, STREETS, ALLEYS OR EASEMENTS.
- F. PRESENT USE OF THE PROPERTY IS: Vacant

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION

- A. STATE SPECIFICALLY THE REASON FOR THIS AMENDMENT REQUEST AT THIS TIME
Combining administrative office space with a residential emergency shelter home
will require commercial permissive zoning.
- B. IF THE AMENDMENT IS A PROPOSED REZONING, PLEASE ANSWER THE FOLLOWING QUESTIONS:
1. WILL THIS REZONING BE IN CONFORMANCE WITH ALL ADOPTED DEVELOPMENT PLANS OF OF THE CITY OF MANISTEE? ☒ YES ☐ NO AND MANISTEE COUNTY? ☒ YES ☐ NO
 2. IF THE PROPOSED ZONE DOES NOT CONFORM TO THE(SE) PLAN(S), WHY SHOULD THE THE CHANGE BE MADE? PLEASE BE SPECIFIC, BRIEF AND ATTACH ANY SUPPORTING DOCUMENTATION WHICH SUBSTANTIATES YOUR CLAIM. THIS COULD INCLUDE AN ALLEGATION THAT THE EXISTING ZONING IS IN ERROR WHICH WOULD BE CORRECTED BY THE PROPOSED CHANGE, OR THAT SPECIFIC CHANGES OR CHANGING CONDITIONS IN THE IMMEDIATE AREA MAKE THE REZONING NECESSARY TO PROMOTION OF PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.
 3. WHAT DO YOU ANTICIPATE THE IMPACTS OF THE PROPOSED ZONE CHANGE ON THE ADJACENT PROPERTY TO BE? WHAT STEPS DO YOU PROPOSE TO TAKE TO MITIGATE ANY NEGATIVE IMPACTS ASSOCIATED WITH THE PROPOSED CHANGE?
No negative impact foreseen - property location ideal for this use (cont.)

3. (CONTINUED) The positive impact would be to allow development of this property
which has remained vacant for years. Please see attached letter.
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IV. AFFIDAVIT

THE UNDERSIGNED AFFIRMS THAT HE/SHE OR THEY IS (ARE) THE (OWNER, LESSEE, AUTHORIZED AGENT OF OWNER) INVOLVED IN THE PETITION AND THAT THE ANSWERS AND STATEMENTS HEREIN CONTAINED AND THE INFORMATION HERewith SUBMITTED ARE IN ALL RESPECTS TRUE AND CORRECT TO THE BEST OF HIS, HER OR THEIR KNOWLEDGE AND BELIEF.

DATE

Aug 1, 1996

SIGNATURE(S)

Jacqueline Kizel

Executive Director

CHOICES of Manistee County, Inc.

360 Tenth Street
Manistee, Michigan 49660
August 11, 1996

City of Manistee
70 Maple Street
P. O. Box 358
Manistee, Michigan 49660

To Whom It May Concern:

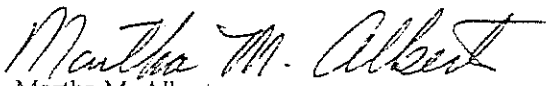
We are property owners in the Cypress, Ninth, and Tenth Street area and are opposed to the proposed building site for the new Shelter Home and Administrative Offices for Choices of Manistee County, Inc. We are very much in favor of Choices and what they offer. However, we are NOT in favor of their selection of a proposed site.

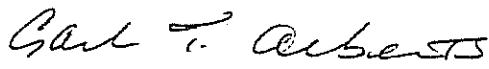
Here is a neighborhood of well maintained homes. The owners show much pride in the upkeep of their homes and yards. Many of the homes have been or are presently being upgraded. Why disrupt a quiet, residential area by bringing a commercial site into it? Rezoning the property in question could have an adverse effect on the neighborhood.

There are too many unoccupied and underdeveloped commercial lots in Manistee at the present time. We don't feel that our community should take more residential lots and convert them into commercial ratings. We believe this would produce a less desirable area in which to live.

Let's work together on developing the commercial properties we already have available in our community, rather than decreasing the amount of available residential properties.

Sincerely,


Martha M. Alberts


Carl T. Alberts
Concerned Area Residents